

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

April 6, 2004

The meeting was called to order at 4:02 p.m. by Vice-Chairperson, T. Bosma.

MEMBERS PRESENT: J. Hilt, L. Spataro, T. Bosma, T. Russo

MEMBERS ABSENT: D. Chambers, excused; A. Medema

STAFF PRESENT: B. Lazor, H.Griffith

OTHERS PRESENT: G. Greenwood, 1309 Peck; A. Branch, Branch Construction; J. McGarry, Muskegon County Museum; D. Hippchen, 325 Houston.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of March 2, 2004 was made by L. Spataro, supported by J. Hilt and unanimously approved.

WALK-ONS

A motion to hear the walk-on cases after the new business, was made by L. Spataro, supported by J. Hilt and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2004-04: Request to Replace Wood Lattice with Vinyl Lattice. Applicant: Gene Greenwood; 1309 Peck; District: McLaughlin; Class: A. B. Lazor presented the staff report. The applicant currently has wood lattice on the front porch. The applicant has stated that the lattice is rotten and wishes to replace it with similar vinyl lattice. (Information was supplied to the commission members). Staff recommends approval of the installation of the vinyl lattice.

L. Spataro asked if the proposed lattice would be the same as what is currently there. The supplied pictures were hard to tell. G. Greenwood stated that it would look like the same types. T. Bosma stated that currently there is a section of lattice that is running differently than the rest. G. Greenwood stated that there had been a section of it that had rotted prior to the home being in a historic district, that he had replaced. T. Bosma asked if all the lattice would be running in the same direction. G. Greenwood stated that it would. B. Lazor indicated that the new lattice may not have the same depth as the current wood lattice.

A motion that the replacement of existing lattice with vinyl lattice under the front porch at 1309 Peck Street be approved per supplied details, was made by J. Hilt, supported by T. Russo and unanimously approved.

WALK-ONS

Case 2004-06: Request to Install Egress Windows in the Basement. Applicant: Allen Branch; 407 W. Webster; District: Houston; Class: AA. B. Lazor presented the staff report. The applicant would like to remove the existing window in the basement, cut out the block below the window to make room for an egress window (pella casment). He would like to install wood trim around the window and paint it to match the house. The frame of the window would be in wolmanized egress, accessible window well to meet building codes. He added that before this home was placed in the district, the area had been an "A" district. In 1994 there had been a vote to turn this area into an "AA" district. He indicated that this area had been treated as if it were in an "A" district, as they had with the temple case they had approved at a prior meeting.

L. Spataro asked if the egress would change the appearance. A. Branch stated that the width of the window would not be changed. L. Spataro asked how the replacement window would look since the current window is 3 lites. A. Branch stated that egress windows don't have the 3 lites. He described what it would look like. T. Bosma asked if it would be a flush casement with no grills. A. Branch stated that it would be. J. Hilt asked if they were just looking at doing 1 of the basement windows. A. Branch stated that they were only doing 1 window. L. Spataro asked for clarification that the proposed window would be the one located on the west side of the home, behind the porch. A. Branch stated that was correct.

A motion to approve the request to install an egress window in the basement at 407 W, Webster as proposed, was made by T. Russo, supported by L. Spataro and unanimously approved.

Case 2004-07: Request to Replace 3 Metal Doors with Similar Doors. Applicant: John McGarry; 430 W Clay; District: Clay-Western; Class: AA. B. Lazor presented the staff report. The front door on Clay St. would be custom ordered. The side door is a double door, currently boxed and will remain that way with a slight change in the appearance of the door. The boiler room door would be the same type of door.

J. McGarry stated that they need to use a hammer in order to close the doors. He gave the history of the doors. The double-door used to be a single door, but once the museum was located there, it was changed to a double-door for safety reasons. T. Bosma asked if the front doors would still be white. J. McGarry stated that they would be. L. Spataro stated that this request seemed reasonable to him. The side door and boiler room door would be a black anodized finish.

A motion to approve the request to replace 3 metal doors with similar doors at 430 W. Clay as proposed, was made by L. Spataro, supported by J. Hilt and unanimously approved.

Case 2004-08: Request to Install Fencing and a Power Gate. Applicant: Dollie Hippchen; 325 & 333 Houston; District: Houston; Class: A. B. Lazor presented the staff report. He stated that he and the applicant worked on the drawing together for the placement of the sections of the fence. The fence and gate would be black. The applicant is having the property surveyed and will be placing the fence on the property line. There are some bushes on 1 side of the property and if they are on her side of the property, she will be removing them and planting something else there. The applicant would like to have points on the top of all the posts for the fence. Should she find that it can't be done on all of the posts, then she will decide on something that can be placed on all of the fencing.

L. Spataro disclosed that he and the applicant work together on the Nelson Neighborhood Improvement Association. The commission members felt that this would not be a conflict of interest.

A motion to approve the installation of the fencing with the power gate as proposed, was made by T. Russo, supported by L. Spataro and unanimously approved.

OLD BUSINESS

None.

OTHER

Hackley Hospital. B. Lazor showed the commission members the plans that Hackley Hospital had supplied for the Planning Commission meeting. There is a section of the parking lot that is located in the historic district. This will be going before them at a later date. He went over what the plans are for the project.

Muskegon Hotel Update. T. Bosma asked about this. L. Spataro stated that he isn't sure if this will be on the next City Commission agenda or not. He does understand that there are some negotiations going on currently between a potential owner and the current owner. T. Bosma stated that he had heard that the Heritage Association had voted to approve some money to help stabilize the façade. He has also talked to an engineer who unofficially stated that the façade could be stabilized.

ADJOURN

The meeting adjourned at 4:45 p.m.